

**MINUTES OF MEETING
SPRING LAKE IMPROVEMENT DISTRICT**

The Regular meeting of the Board of Supervisors of the Spring Lake Improvement District was held Wednesday, July 10, 2019, at the District Office, 115 Spring Lake Boulevard, Sebring, Florida.

Present were:

Gary Behrendt
Tim McKenna
Brian Acker

Chairman
Secretary
Asst. Secretary

Absent: Bill Lawens, Asst. Secretary

Also, present were:

Bill Nielander
Joe DeCerbo
Clay Shrum
Diane Angell

District Attorney
District Manager
Director of Operations
District Administrator

Residents & Guests

“See Sign in Sheet”

FIRST ORDER OF BUSINESS

Roll Call and Pledge

Chairman Behrendt called the meeting to order and led the Pledge.

SECOND ORDER OF BUSINESS

Upcoming Meetings/Events/Correspondence

- A. July 16th, HCBOCC Meeting @ 9:00 a.m.
- B. August 16th, HCBOCC Meeting @ 9:00 a.m.

THIRD ORDER OF BUSINESS

Approval of Minutes

The Board received copies of the minutes from June 19, 2019 for review. There being no further questions.

ON MOTION by Brian Acker, seconded by Tim McKenna with all in favor the minutes from the June 19, 2019 Board Meeting were approved.

FOURTH ORDER OF BUSINESS

Approval of Financials

The Board received copies of the June 2019 Financials for review. There being no further questions.

ON MOTION by Brian Acker, seconded by Tim McKenna with all in favor the financials from June 2019 were approved.

FIFTH ORDER OF BUSINESS

Treasurer Report

A. Update

The District received a \$24,413 assessment deposit putting collections for the year at General Fund 85%, Lot Mowing 81%, and Village I Parks 92%.

B. Uncollectible Accounts Receivable

Discussion was held on the feasibility of the District ever being able to collect money on the delinquent Lot Mowing and Village I Parks assessments. Julie Fowler said from an accounting standpoint if you deem the accounts uncollectible then they should be written off.

ON MOTION by Brian Acker, seconded by Tim McKenna with all in favor the Board requested that the uncollectible Lot Mowing and Village, I Parks accounts be written off.

C. Resolution 2019-06 Assessment Unit Definition

The Board retained GAI Consultants to review its existing assessment methodology and developed criteria for all landowners regarding identification of units. As a result of this identification several properties taxing units will be revised. Brian Acker said for the record Diane modified "Exhibit A" to include some additional properties.

ON MOTION by Brian Acker, seconded by Tim McKenna with all in favor Resolution 2019-06 Assessment Unit Definition was approved.

D. Second Draft, FY '20 Budget

The second draft of the Fiscal Year 2020 budget was provided to the Board for review.

Bill Lawens was not in attendance and Diane read the following comments into the record. Bill believes for the upcoming budget year that it is best to hold the waste water fee increase to the \$10.00 as discussed at the last meeting. Until we can acquire more waste water customers the costs should come out of the general fund and not be considered a loan. Bill believes it to be in the best interest of the District and the taxpayers to retain the current assessment amount as last year with all the projects we have in the works. Bill believes a \$2.00 increase in the water fund base rate is justified to get our water reserves to a higher level. This will be beneficial when rehabbing the second water plant that has been purchased.

Brian Acker said that we need to have a sustainability plan for the water fund to help with the margin of revenue that goes back into the utility. We need to build up the reserves. Brian agreed with the \$2.00 increase in the water fund base rate.

Discussion was held on the Wastewater sustainability plan and the need to get the rates at least to the suggested \$74.60 rate recommended last year. Rates can then be re-evaluated next year if there are potential new customers on the system.

The Board directed staff to make the recommended changes to the draft budget and to gather data on utility rates and fees from other areas for the public hearing in August.

SIXTH ORDER OF BUSINESS

Attorney

A. Airport Easement

Bill Nielander reviewed the language in the easement agreement.

ON MOTION by Brian Acker, seconded by Tim McKenna with all in favor to accept the airport easement agreement was approved.

B. Supervisor Vacancy

Leon Van was moving out of state and turned in his letter of resignation to the Board.

ON MOTION by Brian Acker, seconded by Tim McKenna with all in favor to accept Leon Van's resignation.

The Board received a resume from Kay Gorham who desired to fill the Board vacancy.

Bill Lawens was not able to be at the meeting. He left a letter for Bill Nielander to read into the record. Bill I can't be at the meeting but wanted to share my thought about the Board vacancy. I feel that Kay Gorham should be immediately appointed to fill Leon's term of office. She has been to numerous Board meetings, was a candidate on the last General Election ballot, has a deep interest in the community, and has turned in her resume for consideration. I can't think of anyone else more qualified. By appointing her now our staff can do the Supervisor Orientation program and she will be able to give input into the budget process as a Supervisor at the August meeting. Thank you for sharing this with the Board.

Bill Nielander asked if anyone in the audience had any interest in the Board position. Resident Phil Gentry said that he wasn't ready to commit at this time.

ON MOTION by Brian Acker, seconded by Tim McKenna with all in favor to appoint Kay Gorham to fill the Board vacancy.

Kay Gorham will be sworn in at the August board meeting.

SEVENTH ORDER OF BUSINESS **Manager**

A. Resolution 2019-07 Personnel Policies and Procedures

A resolution was presented to make changes to sections 11.13.03, 11.21.01, and to delete section 11.21.07 of the District Personnel policies and procedures.

ON MOTION by Tim McKenna, seconded by Brian Acker with all in favor Resolution 2019-07 Personnel Policies and Procedures was approved.

B. Resolution 2019-08 District Manager Vacation, Sick, and Holiday Time

A resolution was presented to make clarification in Section 11 of the District Managers contract.

Brian Acker expressed that there should be a cap on the number of days carried forward. Tim McKenna commended Joe and the work he does and felt that he was more than worth the money.

ON MOTION by Tim McKenna, seconded by Brian Acker Resolution 2019-07 Personnel Policies was approved and then after discussion ON Motion by Tim McKenna seconded by Brian Acker the motion was withdrawn and Resolution 2019-07 was tabled until August.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

Brian Acker said that he reviewed the Priority Planning document and that the section on Assessment Methodology should be changed from completed to pending. The Board will still be reviewing commercial property and future development.

Brian received several complaints from residents about Blue Heron and asked staff to look into getting this area mowed.

Tim McKenna expressed his concern about the safety and security of staff at the District office and asked that we look into getting something done. Joe DeCerbo said he had taken Tim's comments to heart and that a lock smith will be at the office tomorrow to install a new lock that will be activated by a buzzer.

NINETH ORDER OF BUSINESS

Public Comments

Resident Phil Gentry complimented the Board on all of their hard work and said he really appreciates everything that they do.

TENTH ORDER OF BUSINESS

Next Meeting

The next meeting will be held on Wednesday, August 14, 2019 @ 10:00 a.m. (Public Hearing on FY '20 Budget and Utility Rates and Fees)

ELEVENTH ORDER OF BUSINESS

Motion to Adjourn

ON MOTION by, Brian Acker seconded by Tim McKenna with all in favor the meeting adjourned at 11:53 a.m.

Gary Behrendt, Chairman

Tim McKenna, Secretary